



# HUON VALLEY COUNCIL

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Our Ref: 17/82  
Enquiries to: Rong Zheng

Mr J Ramsay  
Delegate (Chair)  
Tasmanian Planning Commission  
GPO Box 1691  
HOBART TAS 7001

Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –  
DIRECTION 8**

I write in response to the Commission's directions issued on 14 July 2023.

Direction 8 requested the following information:

Following the hearing of representations 281, 286 and 345 (land at Mountain River):

- diagram showing the planning authority's recommended application of the Rural Zone (together with the Priority Vegetation Area overlay) and the Agriculture Zone to that land located to the east of Mountain River Road and south of Gums Road;
- street addresses and title details for all land identified in the diagram; and
- contact details for all affected landowners (including postal addresses and email addresses, if available).

It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.

## Response

### Planning authority policy

The Priority Vegetation Area overlay should only apply to areas of native vegetation.

#### Priority vegetation, Regional Ecosystem Model (REM) output and context

- TASVEG maps a relatively large area of threatened black gum forest and woodland (DOV) on CT 50730/2 and smaller remnants of DOV on other titles in the cluster,
- The REM picks up DOV and associated foraging habitat for the critically endangered swift parrot, and general habitat for landscape-dependent threatened fauna species.

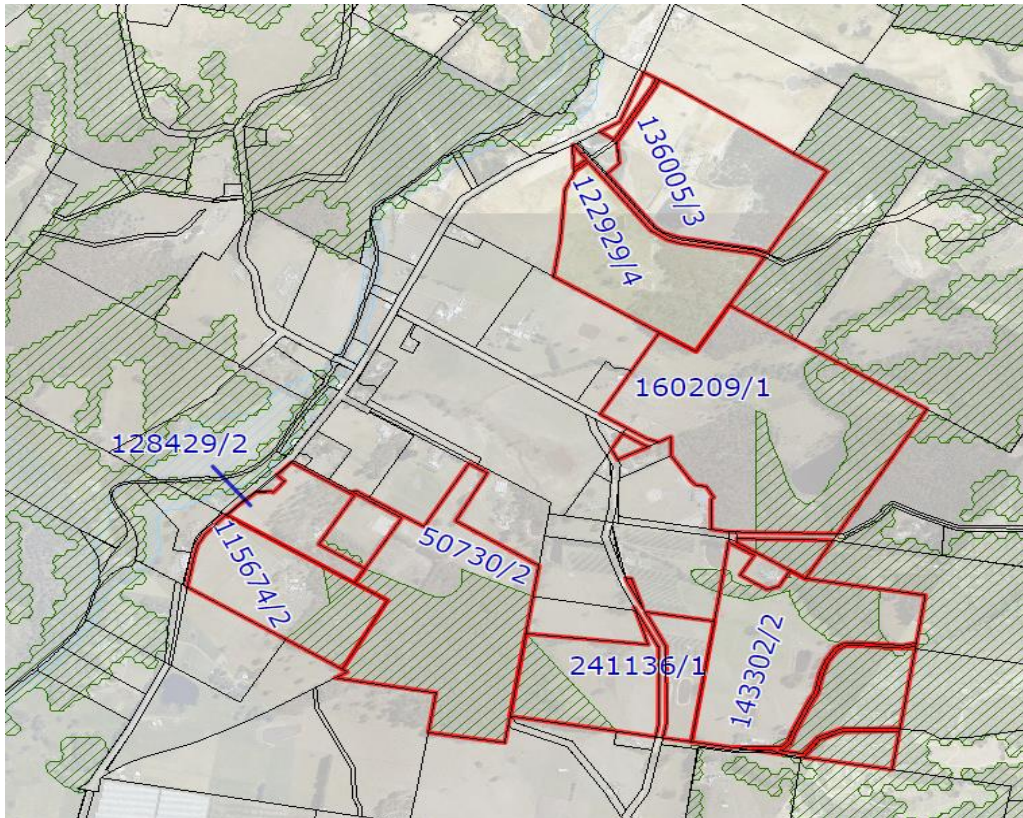
#### Conclusions regarding zoning

Of the properties in the cluster that have relatively high proportions of native vegetation on them, RMCG have recommended that:

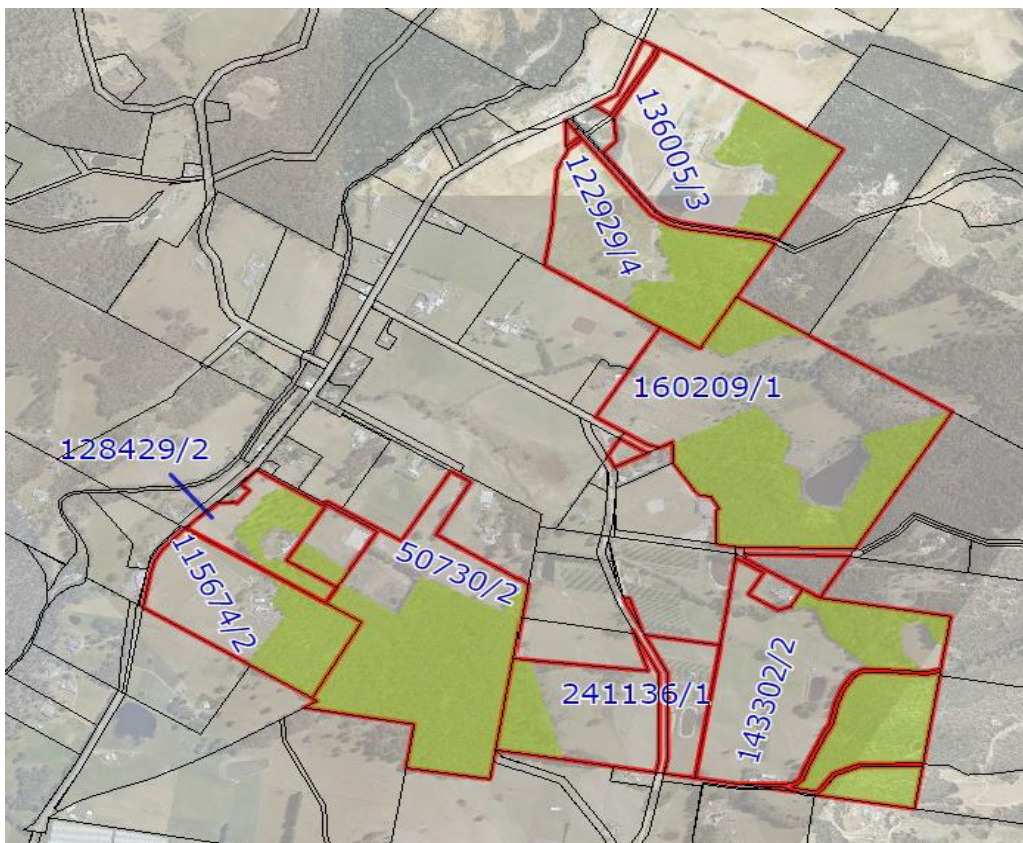
- CT 136005/3, CT 122929/4 and CT 50730/2 are zoned Rural,
- CT 160209/1, CT 143302/2 and CT 241136/1 be split zoned Agriculture / Rural, based largely on vegetation boundaries.

#### Conclusions regarding Priority Vegetation Area (PVA) overlay

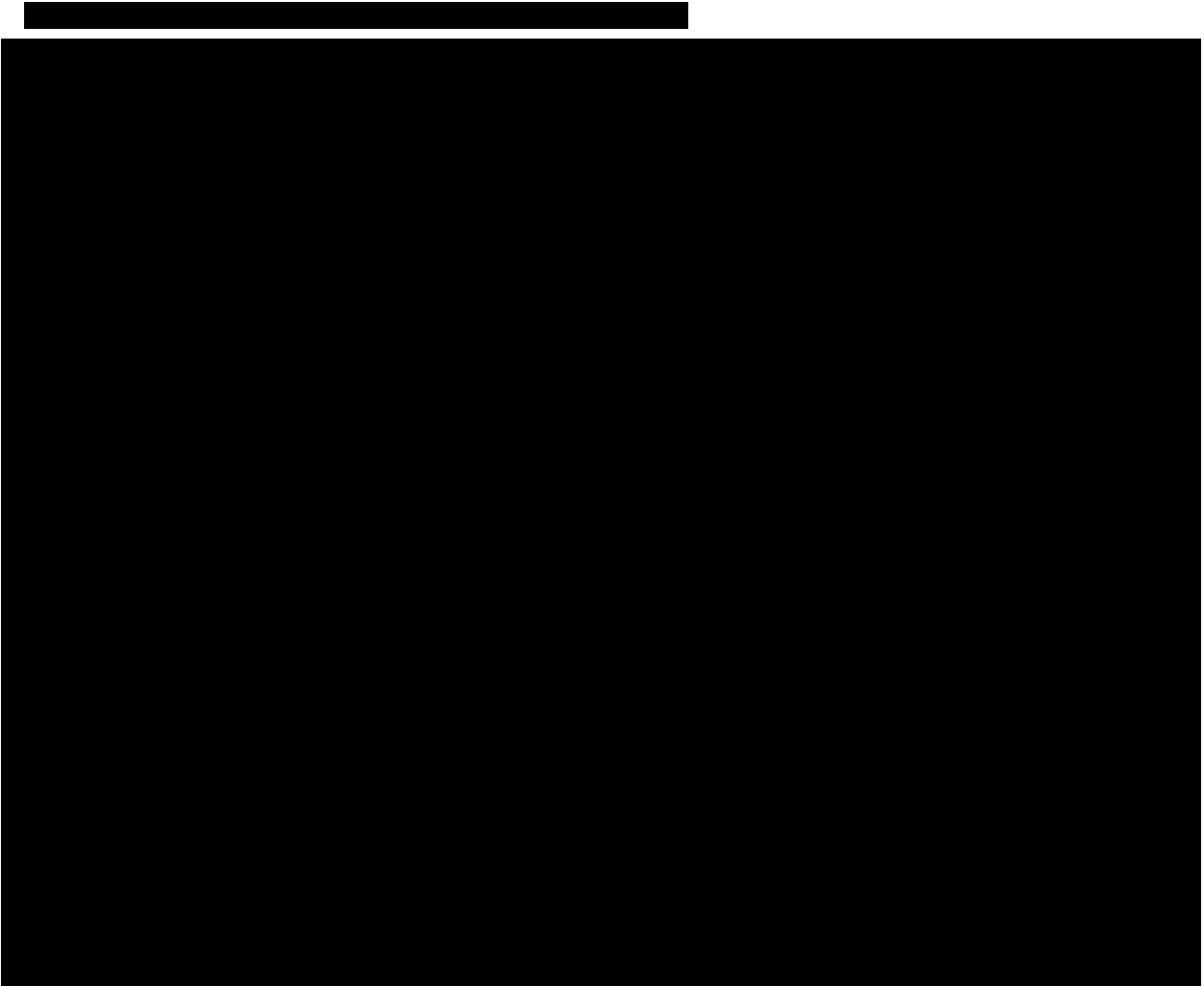
- The PVA overlay should apply to most of the areas proposed for Rural zoning on the split-zoned properties (CT 160209/1, CT 143302/2 and CT 241136/1) (Figure 2).
- The PVA overlay should apply to all areas of established native vegetation on CT 136005/3, CT 122929/4, CT 50730/2, CT 115674/2 and CT 128429/2 (Figure 2).
- In the absence of more detailed geospatial information, the boundary of the overlay should be defined by the apparent vegetation boundary as informed by the State Aerial Photo Base-map and the Hillshade Base-map (theLIST, 2023) (see Figure 2).



*Figure 1* Current vegetation cover and application of the Biodiversity Protection Area overlay (green hatching) to those subject titles (red) containing native vegetation and proposed for Rural Zone or Rural/Ag split zone.



*Figure 2* Suggested application of Priority Vegetation Area overlay.



If you would like to discuss this matter further, please do not hesitate to contact Rong Zheng direct on 6264 9467.

Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong', is positioned above the printed name.

**RONG ZHENG**  
**PROJECT MANAGER – STRATEGIC LAND USE**